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North Carolina. Department of Natural Resources and Community Development.

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HOUSING ELEMENT

PASQUOTANK COUNTY

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Pasquotank County, North Carolina

Housing Element
Comprehensive Planning Assistance Program
1978

Technical Assistance
Howard T. Capps & Associates
Elizabeth City, North Carolina

Housing Element

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I. Introduction

A. Purpose of Housing Element

Congress amended the Comprehensive Planning Assistance program, through Title IV of the Housing and Community Development Act of 1974, to facilitate comprehensive planning for urban and rural development, on a continuing basis, by State and local governments, and to encourage such governments to establish and improve planning on an areawide basis. Extending previous requirements for comprehensive planning assistance, the Congress specified a basic planning system for those States, local governments and areawide organizations which utilize section 701 assistance. Each grantee must have a comprehensive planning process which over time leads to the preparation of a comprehensive plan. This plan must include at least a land use and housing element. Citizens within the grantee's jurisdiction must be involved in the preparation of the comprehensive plan. On a two-year cycle, each grantee is to review and update its comprehensive plan and evaluate progress in meeting the planning objectives set for itself. Planning and implementation activities undertaken by the grantee must be coordinated so that the land use and housing elements are (1) internally consistent, (2) coordinated with other functional elements of the comprehensive plan, and (3) consistent with functional and land use plans of other jurisdictions. After August 22, 1977, the Department may make comprehensive planning assistance grants only to those applicants who have completed a land use and housing element.

B. Existing Housing Studies and Activities

During the past several years Pasquotank County and the Albemarle Regional Planning and Development Commission have been working toward the goal of alleviating housing problems in the area. As part of that effort several planning publications have been prepared that deal directly or indirectly with the improvements of housing for area citizens. Listed below are reports or planning activities that pertain to housing.

"Housing Report for Multi-County Region R"
Albemarle Regional Planning & Development Commission (ARPDG) 1973

"Regional Housing Evaluation and Analysis"
ARPDG 1973-74

"Housing Rehabilitation Plan Region R"
ARPDG 1975

"Building and Housing Codes Inventory and Analysis Region R"
ARPDG 1976

"Land Use Study for Pasquotank County"
Pasquotank County prepared in 1974

"Coastal Area Management Plan"
1976

Pasquotank County Housing Assistance Plan
May 1977

Pasquotank County Community Development Program
1977-78 Roanoke Avenue CD Area

Pasquotank County Small Cities CD Program
1978 - 79 Roanoke Avenue Small Cities CD Area

The reports or activities listed above all deal with housing or conditions on a local or regional level and all provide background information in understanding the current housing conditions in the area.

In addition to the preparation of studies concerning housing conditions and problems, the County Board of Commissioners has received a federal grant through

the Community Development Block Grant Program that is being used to directly impact on substandard housing and living conditions in the County. Also, the County Board of Commissioners has supported the efforts of the Economic Improvement Council to provide needed housing for low and moderate income persons through the Section 8 program. Also, through the federal Flood Insurance Program and Coastal Management Program Permit System, the local permit officer is responsible to see that new construction of homes does not take place within flood hazard areas or areas of environmental concern.

The County Board of Commissioners is presently working toward the development of a county-wide water system that would provide, in many cases, a better quality of water to county citizens.

II. Housing Supply

A. Structural Characteristics

As shown in Table 1, of the total 8,634 housing units in Pasquotank County in 1970, 1,763 were considered to be in substandard condition because of incomplete plumbing or structurally dilapidated. Therefore, 20.4% of all units in the County were in substandard condition. Of the 1,308 units owned by Negroes, 528 or 40.0% lack adequate plumbing or are in dilapidated condition. Of the 3,776 non-Negro owner occupied units, 209 or 5.5% lack adequate plumbing or are in dilapidated condition.

Of the 1,131 Negro renter occupied units throughout the County, 526 are structurally dilapidated or have incomplete plumbing, which represents 46.5% of the Negro renter occupied units. Of the 1,727 non-Negro renter occupied units, 182 units are substandard, which represents 10.5% of the units. Although the County Commissioners are concerned with housing conditions throughout the County and including Elizabeth City, their primary concern is for the area outside the corporate limits of Elizabeth City. A separate study with goals and objectives for Elizabeth City has been prepared by the city planner and additional information for this area may be obtained from the city planning office. In an effort to determine in some detail the housing conditions outside Elizabeth City, a Land Use Study was prepared in 1974 that showed, based on a 1974 windshield survey of the County, that the County had approximately 3,048 dwelling units. Of this figure, 719 were considered substandard in condition which represents 23.6% of all units in the County. Of the 719 units found to be substandard in condition, only 132 or approximately 4.3% of all the units were dilapidated in condition beyond feasible rehabilitation. This leaves approximately 587 structures that were substandard but could be brought up to standard.

Table 1
Housing Conditions
Pasquotank County

	All Year-Round Units	Incomplete Plumbing	Dilapidated with all Plumbing
Total	8,634	1,495	268
Owner Occupied	5,094	621	116
Negro	1,318	472	56
Non-Negro	3,776	149	60
Renter Occupied	2,858	586	122
Negro	1,131	465	61
Non-Negro	1,727	121	61
Vacant Year Round	682	288	30
For Sale	61	15	1
For Rent	251	80	13
Other	370	193	16

Table 2
Housing Conditions, Pasquotank County

<u>Township</u>	<u>Units Surveyed</u>	<u>Mobile Homes</u>	<u>Houses</u>	<u>Houses Standard</u>	<u>Houses Substandard</u>
Salem	462	87	375	222	153
Nixonton	451	162	289	151	138
Mt. Hermon	615	86	529	404	125
Elizabeth City*	143	4	139	62	77
Providence	930	150	780	697	83
Newland	447	76	371	228	143
Totals	3,048	565	2,483	1,764	719

*Extraterritorial areas only

Source: 1974 Land Use Study DNRCD

A consideration closely tied to the structural condition of housing is the age of housing units. It is logical to assume that the majority of the county's present and future substandard housing will come from the units constructed prior to 1939, although quality of materials and workmanship may vary widely, as do the maintenance efforts of homeowners. Specifically, as shown in Table 3 and 4, of the 3,531 housing units in the County, 1,165 or 33.0% were built prior to 1939. Enumeration district 26, which is the eastern half of Salem Township, had the highest number of units, with 98 out of 182 units or 53.8%. Table 4 gives a detailed breakdown of year round occupied units by age.

Table 3
Year Round Units Built Prior to 1939

ED Number	Total Units in ED Area	Total Built Prior to 1939	% of Total Units
1	322	140	43.5%
2	224	55	24.6%
3	494	135	27.3%
4	152	41	27.0%
5	460	66	14.3%
5B	101	*	*
6	350	71	20.3%
20	235	101	43.0%
21	121	45	37.2%
23	438	208	47.5%
24	361	133	36.8%
26	182	98	53.8%
<u>27</u>	<u>183</u>	<u>72</u>	<u>39.3%</u>
Total	3,531	1,165	33.0%

* Information not available for this ED Number

Table 4
Occupied Year-Round Units
Date Constructed

ED NUMBERS	1	2	3	4	5	5B	6	20	21	23	24	26	27
Year-Round Units	322	224	494	152	460	101	350	235	121	346	361	182	183
1965 - March 1970	38	25	115	46	149	60		11	18	88	86	16	32
1960 - 1964	31	25	130	30	119	53		5	15	54	40	9	11
1950 - 1959	42	36	71	18	102	126		21	18	36	49	25	43
1940 - 1949	71	83	43	17	24	40		97	25	52	53	34	25
1939 or Earlier	140	55	135	41	66	71		101	45	208	133	98	72
Total Occupied	312	194	464	142	419	101	333	226	121	346	341	156	164
1965 - March 1970	38	25	115	36	132	60		11	18	88	80	10	32
1960 - 1964	31	25	110	30	119	44		5	15	54	40	9	11
1950 - 1959	42	36	71	18	102	126		21	18	36	49	25	30
1940 - 1949	71	63	43	17	24	40		97	25	45	46	34	25
1939 or Earlier	130	45	125	41	42	63		92	45	123	126	78	66
Owner Occupied	258	151	364	107	332	80	261	108	81	255	251	133	112
1965 - March 1970	38	22	100	24	127	60		11	18	71	70	-	20
1960 - 1964	27	25	92	25	76	41		0	9	46	37	-	11
1950 - 1959	31	36	45	18	78	103		17	14	26	44	-	25
1940 - 1949	57	36	43	17	24	23		71	15	36	40	-	20
1939 or Earlier	105	32	84	23	27	34		9	25	76	60	-	36
Renter Occupied	54	43	100	35	87	21	72	118	40	91	90	23	52
1965 - March 1970	0	3	15	12	5	0		0	0	17	10	-	12
1960 - 1964	4	0	18	5	43	3		5	6	8	3	-	0
1950 - 1959	11	0	26	0	24	23		4	4	10	5	-	5
1940 - 1949	14	27	0	0	0	17		26	10	9	6	-	5
1939 or Earlier	25	12	21	10	15	20		22	20	-	-	-	-

Table 5
Incomplete Plumbing

TOWNSHIPS	Incomplete Plumbing		(Negro) lacking		No. Toilet	
	Units without complete plumbing	% total units	complete plumbing	% Negro Units	Units lacking toilet	% Total Units
Elizabeth City	547	11.28	419	24.60	175	3.61
Mt. Hermon	105	16.25	72	61.02	116	18.01
Newland	207	44.23	183	70.12	209	44.60
Nixonton	177	22.52	152	63.07	168	21.40
Providence	71	8.33	43	72.88	55	6.48
Salem	105	31.07	74	81.32	102	30.24
<u>TOTAL</u>	1212	15.26	943	38.13	832	10.47

Table 6
Over Crowding of Housing Units

PASQUOTANK	Over Crowding		(Negro) units with		% total units
	1.01 or more persons per room	% total units	1.01 or more persons per room	% total units	
Elizabeth City	374	7.71	270	15.85	
Mt. Hermon	77	11.92	37	31.36	
Newland	94	20.09	84	32.18	
Nixonton	103	13.10	69	28.63	
Providence	53	6.22	16	27.12	
Salem	31	9.17	24	26.37	
<u>PASQUOTANK TOTAL</u>	732	9.22	500	20.22	

SOURCE: 1973-74 Housing Element (ARFDC)
1970 Census

Incomplete plumbing and over crowding of occupants are also additional indicators of inadequate housing conditions. As shown in Table 5, Newland Township has the highest percentage of total units with incomplete plumbing with 44.2% of all units in the area. When looking at units occupied by Negro families, Newland, Providence and Salem Townships each have over 70 per cent of their Negro occupied units without complete plumbing. Table 6 indicates that Newland Township has the highest percentage of housing units with overcrowding. Specifically, over 20% of all units have over-crowding conditions. When looking at Negro occupied units, Newland Township again has the highest percentage of all units with over crowding conditions. Specifically, 32.2% of all units in the area come under this catagory.

B. Occupancy and Utilization Characteristics

Table 7
Pasquotank County Occupancy Characteristics

	Year-Round Units	Percentage
Owner Occupied	5,094	64.1%
Negro	1,318	25.9%
Non-Negro	3,776	74.1%
Renter Occupied	2,858	35.9%
Negro	1,131	39.6%
Non-Negro	1,727	60.4%
Vacant Year Round	682	7.9%
Total Occupied	7,952	
Total Housing Units	8,634	

Source: 1970 Census

Based on the 1970 census and as shown in Table 7, Pasquotank County had at that time 7,952 year-round housing units. Of this total, 5,094 units were owner occupied, which represents 64.1% of all housing units; and 2,858 or 35.9% were renter occupied units. Of the 5,094 owner occupied units, 1,318 or 25.9% were Negro owner occupied units. 3,776 units were owned by non-Negro families, which represented 74.1% of all owner occupied units. Of the 2,858 renter occupied units 1,131 or 39.6% were Negro renter occupied units, with 1,727 or 60.4% Non-Negro renter occupied units.

As shown in Table 8, there were 3,531 housing units outside Elizabeth City in 1970. Of this figure, 3,319 or 94.0% of all the units in the County were occupied. 75.1% of all occupied units were owner occupied, with the remaining 826 renter occupied. Both ED area 2 and 26 had more than 50% of their total units lacking any plumbing facilities. ED area 21 had a total of 50 units lacking plumbing, which represents 41.3% of all units in this area. The County has chosen this area

to begin its first Community Development Program due to the crowded conditions of the area and the fact that citizens indicated at several public meetings that this should be the first priority area for the county's CD program, although it does not have the highest percentage of housing lacking plumbing.

Table 8
Occupancy Characteristics
(Outside Elizabeth City)

	Total	Occup.	Owner	Renter	Plumbing	Percent
ED 1	322	312	258	54	93	28.8%
Ed2	224	194	151	43	124	55.3%
ED 3A	494	464	364	100	91	18.4%
ED 4	152	142	107	35	18	11.3%
ED 5	460	419	332	87	20	4.3%
ED 5B	101	101	80	21	8	7.9%
ED 6	350	333	261	72	45	12.8%
ED 20	235	226	108	118	0	0
ED 21	121	121	81	40	50	41.3%
ED 23	346	346	255	91	159	45.9%
ED 24	361	341	251	90	115	31.8%
ED 26	182	156	133	23	94	51.6%
ED 27	<u>183</u>	<u>164</u>	<u>112</u>	<u>52</u>	<u>50</u>	<u>27.3%</u>
Total	3,531	3,319	2,493	826	867	
Percent		94.0%	75.1%	24.9%		24.6%

Source: 1970 Census

C. Vacancy Characteristics

Table 9
Vacancy Characteristics

ED Number	Total Year-Round Units	Occupied Units	% Vacant
1	322	312	3.1%
2	224	194	13.4%
3	494	464	6.1%
4	152	142	6.6%
5	460	419	8.9%
5B	101	101	0
6	350	333	4.9%
20	235	226	3.8%
21	121	121	0
23	438	346	21.07%
24	361	341	5.5%
26	182	156	14.3%
27	<u>183</u>	<u>164</u>	<u>10.4%</u>
Total	3,531	3,319	6.0%

Source: 1970 census

Based on 1970 census information for areas outside the Elizabeth City Corporate limits, Pasquotank County had a vacancy rate of 6.0% as shown in Table 9. Enumeration district 23, which includes the area on the eastern side of Nixonton Township, had the highest vacancy rate of 21.0%, with ED area 21 having no vacant housing units.

D. Financial Characteristics

Normally, there is a close relationship between housing quality, housing cost and family income. It is generally accepted that a family will usually spend between 20 and 25% of its income for rental housing, or purchase housing valued at roughly 2 to 2.5 times their yearly income. Based on 1970 census information, the mean family income of all families in the county was \$7,918.00. With this consideration in mind, a family could be expected to spend between \$158.00 to \$198.00 per month for rent or \$15,800.00 to \$19,800.00 to purchase a home. Considering square foot costs for new construction of approximately \$25.00 per square foot, a modest house of 800 to 1,000 square feet would cost between \$20,000.00 and \$25,000.00; therefore, a family with a income of less than \$8,000.00 annual income is precluded from the purchase of even a very small house unless a substantially large portion of family income goes into shelter. For those families significantly below the \$7,918.00 mean income the problem becomes increasingly dramatic. Specifically, as shown on table 9A, families with income in the \$3,000.00 and less catagory were paying from 15% to 35% or more of their income for rental units which would range from \$45.00 to \$105.00 per month. Based on 1970 census information shown on Table 9A, the largest group of renters are in the \$7,000.00 to \$10,000.00 income catagory; and the majority in this group are paying 15% or less of the income, which would be approximately \$105.00 to \$150.00. Families with lower incomes are forced to occupy cheaper rental units which are normally cheaper because they lack adequate plumbing, have inadequate kitchen facilities or they are in structurally poor condition.

Pasquotank County

Table 9A

ED Numbers	1	2	3	4	5	5B	6	20	21	23	24	26	27
Income Less than \$3,000													
Gross rent less than 15% of inc.	0	0	0	0			0	0	0	4	3		0
Gross rent 15 - 19%	0	9	0	0			0	5	0	0	0		0
Gross rent 20 - 24%	0	0	0	0			0	10	0	0	0		0
Gross rent 25 - 34%	0	0	8	4			0	5	5	3	0		0
Gross rent 35 or More	0	0	9	9			10	19	0	8	5		6
Not Computed	0	11	3	0			6	11	0	9	4		14
Income \$3,000 - \$4,999													
Gross rent less than 15% of inc.	0	0	0	3			0	11	16	0	0		0
Gross rent 15 - 19%	11	0	0	0			0	0	5	0	0		0
Gross rent 20 - 24%	5	0	0	0			5	8	0	0	0		0
Gross rent 25 - 34%	5	0	0	4			3	8	0	0	6		6
Gross rent 35 or More	0	0	4	4			6	0	0	0	6		0
Not Computed	11	0	0	0			0	0	0	0	11		0
Income \$5,000 - \$6,999													
Gross rent less than 15% of inc.	3	17	13	0			4	5	0	0	13		0
Gross rent 15 - 19%	0	0	0	0			6	0	0	0	0		6
Gross rent 20 - 24%	0	0	0	0			0	0	0	6	0		0
Gross rent 25 - 34%	0	0	11	0			0	5	0	0	0		0
Gross rent 35 or More	0	0	0	0			0	0	0	0	0		0
Not Computed	0	6	3	0			4	0	0	0	0		0
Income \$7,000 - \$9,999													
Gross rent less than 15% of inc.	0	0	19	0			8	10	0	24	17		5
Gross rent 15 - 19%	0	0	5	3			5	0	4	6	0		0
Gross rent 20 - 24%	0	0	5	5			3	0	0	0	0		0
Gross rent 25 - 34%	0	0	0	0			0	0	0	0	0		0
Gross rent 35 or More	0	0	0	0			0	0	0	0	0		0
Not Computed	4	0	4	0			3	8	0	4	0		0

Table 9A

(Continued)

ED Numbers	1	2	3	4	5	5B	6	20	21	23	24	26	27
Income \$10,000 - \$14,999													
Gross rent less than 15% of inc.	11	0	8	0			0	21	0	6	16		4
Gross rent 15 - 19%	0	0	0	0			0	0	0	0	0		0
Gross rent 20 - 24%	0	0	0	0			0	0	0	0	0		0
Gross rent 25 - 34%	0	0	0	0			0	0	0	0	0		0
Gross rent 35 or More	0	0	0	0			0	0	0	0	0		0
Not Computed	0	0	0	0			0	0	0	0	0		0
Income \$15,000 - \$24,999													
Gross rent less than 15% of inc.	0	0	0	0			0	0	0	0	0		0
Gross rent 15 - 19%	0	0	0	0			0	0	0	0	0		0
Gross rent 20 - 24%	0	0	0	0			0	0	0	0	0		0
Gross rent 25 - 34%	0	0	0	0			0	0	0	0	0		0
Gross rent 35 or More	0	0	0	0			0	0	0	0	0		0
Not Computed	0	0	0	0			0	0	0	0	0		0
Income \$25,000 or More													
Gross rent less than 15% of inc.	0	0	0	0			0	0	0	0	0		0
Gross rent 15 - 19%	0	0	0	0			0	0	0	0	0		0
Gross rent 20 - 24%	0	0	0	0			0	0	0	0	0		0
Gross rent 25 - 34%	0	0	0	0			0	0	0	0	0		0
Gross rent 35 or More	0	0	0	0			0	0	0	0	0		0
Not Computed	0	0	0	0			0	0	0	0	0		0

The above shows renter-occupied units for which rent is tabulated by family or primary individual income and gross rent as percent of income.

Not Computed - includes no cash rent units and units with zero or negative income

Data not available for 5, 5B, 26

Source: 1970 Census

E. Change in Inventory

Surplus housing is a significant factor in an overall housing analysis for several reasons, three prominent ones being: (1) competition, (2) selection, and (3) mobility. Through competition, surplus standard housing promotes the upkeep of homes, and the standardization of housing values and rents. By increasing selection, surplus housing also provides increased opportunity for mobility of various segments of the population, aiding the breakdown of racially and economically segregated residential neighborhoods.

Pasquotank County as shown in Table 9 had a vacancy rate of 6.0% in 1970 which represents a fairly normal vacancy rate.

Surplus housing, although consisting of all types of housing, often involves a large number of older structures. Partial rationale for this is that as structures age they are generally passed down through the market to segments of the population lower in socio-economic standing. This passing down procedure often continues until the demand for such structures drops to a point where they are no longer competitive on the open market. At this point the structures have quite often deteriorated into substandard structures in blighted surroundings.

Geographic location of surplus housing is an area of housing analysis that is particularly important in the design of goals and allocation of resources. Because of the rural characteristics of Pasquotank County, housing is disbursed throughout the County mainly along major roadways. Because of the lack of detailed survey information, subsequent to the 1970 census, it is impossible to determine the location of vacant units.

F. Status of Assisted Housing

Housing assistance is the governmental activity that most directly impacts upon housing needs. This impact is due to the fact that this assistance is aimed primarily toward the lowest income segment of the population. Within Pasquotank County the two most utilized means of public assistance to housing are: (1) Section VIII Housing under DHUD, and (2) Farmers Home Administration Program under the United States Department of Agriculture,

Section VIII

Section VIII activities within Camden County are administered through the Economic Improvement Council located in Edenton. At the present time Section VIII assistance within the county is through rent subsidies to 121 existing units.

With 121 existing units presently under contract, this program has had a very significant impact on the County. However, there is still need for additional units to help provide better housing for Pasquotank County citizens.

Farmers Home Administration

Although Pasquotank County, outside Elizabeth City, is a very rural County with obvious housing problems and needs the Farmers Home Administration, FmHa Programs have not been utilized as much as they could or should be. Specifically, in discussing this program with the Regional Director it was learned that only 4 loans are in effect under the 504 program and 143 loans under the 502 program. Although this represents more activity in this program than in surrounding counties, the need for more loan assistance still exists. The 504 loan is for up to \$5,000 at 1% interest for up to 20 years for families with income of \$6,000 or less.

The 502 program is for rural housing loans for families with incomes of \$15,600 or less. Other details about these two programs include the following:

Home Ownership Loans
. 502 Housing

The Farmers Home Administration (FmHA) provides loans in rural areas to finance homes and building sites. These loans are available to towns with populations between 10,000 and 20,000 that are outside "Standard Metropolitan Statistical Areas," if there is a serious lack of mortgage credit.

Homeownership loans may be used to buy, build, improve, repair or rehabilitate rural homes and related facilities, and to provide adequate water and waste disposal facilities.

Homes may be built on individual tracts or in subdivisions. Borrowers may buy an existing house & lot or buy a site on which to build. Under certain conditions, funds may be used to refinance debts on a home. Home ownership loans are offered to help low and moderate income families. These families must live in blighted conditions in rural areas. Loans may be made for up to 100% percent of the FmHA appraisal value of the property and new construction if inspections were made by FmHA, Veterans Administration, or Department of Housing and Urban Development. The maximum repayment period for loans is 33 years. In order for the loan to be refinanced, the financial condition of the family would have to improve to a point where a conventional commercial loan could be contracted.

In an effort to improve family living conditions, designs for homes calls for an average size house of 1,100 square feet. Applicants and builders, however, are expected to supply detailed building plans, specifications and cost estimates. These plans are then reviewed by the Farmers Home Administration, and construction is also inspected.

Newly constructed houses must be built on desirable sites with an assured supply of safe drinking water and suitable arrangements for sewage disposal. In subdivisions the houses will be sited in an attractive manner to avoid homogeneity as well as to accent natural surroundings. Funds may be included in the loan for needed landscaping. Each loan will be adequately secured to protect the Government's interest as well as the families'. Loans over 2,500 that will be repaid in more than 10 years will be secured by a mortgage on the building site or the farm and other property necessary to secure the loan. Loans not exceeding \$2,500 may be secured with only a promissory note.

Home Improvement Loans
and Repair Loans and Grants

Section 504

A rural homeowner whose house needs fixing up may be eligible for a loan and/or grant from the Farmers Home Administration. The agency makes grants to families for general home repair. Grants are made only to low-income elderly homeowners, 62 years or older. An important factor to determine the type of assistance for which one is eligible depends on his income. If the income of the family is so low as to permit only removal of safety hazards, a repair loan and/or grant may be available. For families with higher incomes, a home improvement loan may be made available to bring the house up to minimum code compliance. The ways in which repair loans or grants can be used range from removal of blighting conditions to remodeling. The terms of the loan are based on one's income. Very low-income families can receive up to \$5,000 in a loan, or a full grant to remove health hazards. Loans up to \$1,500 must be repaid within 10 years, loans between 1,500 and 2,500 within 15 years, and loans over 2,500 within 20 years. The interest rate is 1 percent. To receive a combination loan and grant, an applicant

must be 62 years or older and able to pay for only part of the repairs.

To receive a full grant, the homeowner must be 62 years or older, and unable to pay for any repairs on the house. Families with higher incomes can borrow up to 7,000 to improve their homes, but must bring the houses up to minimum property standards. Loans are for up to 25 years. Interest rates are based on each family's adjusted income. Other home improvements loans are repayable in 33 years. These loans are made at the regular interest rate, or with interest credits depending on family size and income.

III. Demand for Housing

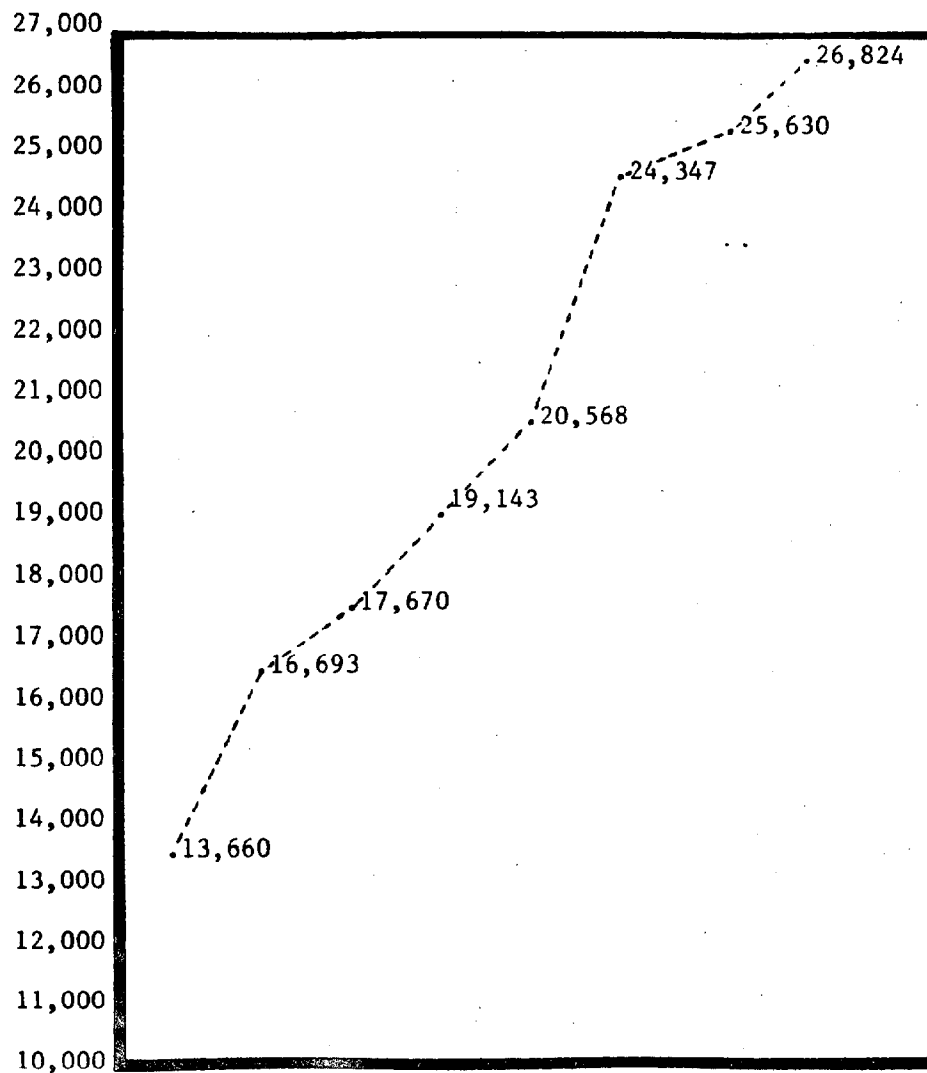
A. Population Characteristics

Table 10

Population for Pasquotank County

Total Population

1900-1970



YEAR 1900 1910 1920 1930 1940 1950 1960 1970 1980

SOURCE: U. S. Bureau of Census

The 1970 census indicated a total population for the county of 26,824 people, which represented a 4.7% increase over the 1960 population. As can be seen on the population graph, the county has increased in population at a relatively steady rate since the 1900 census with the exception of 1900-1910 and 1940-1950, which were unusually high growth periods for the county.

As can be seen in Table 11, Pasquotank County's growth rates during the past seventy years have been far above the region as a whole. Specifically, a 96.4% increase during the seventy years compared to 13.1% for the same period for the region. As also can be seen in Table 11, the county has been growing at a slower rate than the state as a whole.

Table 11

Rate of Population Increase
in Per Cent

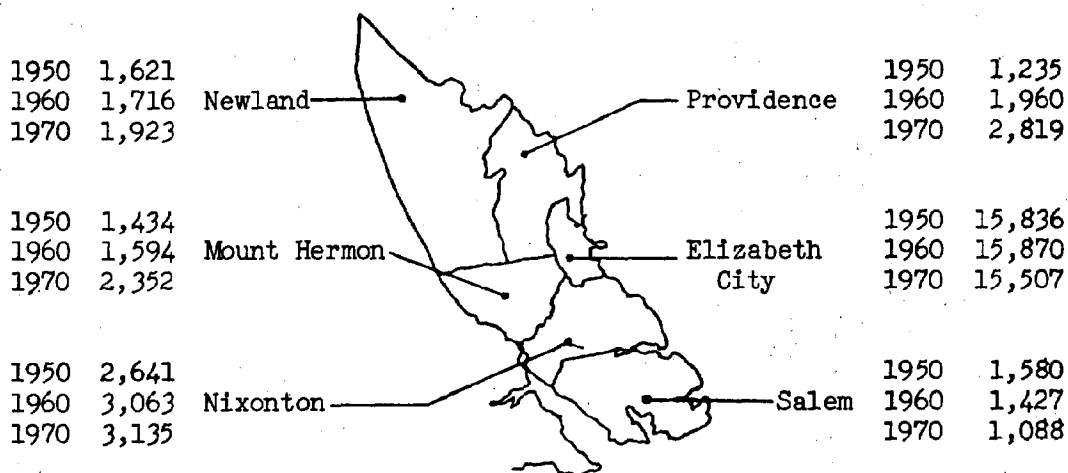
<u>Dates</u>	<u>Pasquotank</u>	<u>Region R</u>	<u>North Carolina</u>
1900-10	22.2	7.8	16.5
1910-20	5.9	-0.4	16.0
1920-30	8.3	2.1	23.9
1930-40	7.4	1.7	12.7
1940-50	18.4	1.7	13.7
1950-60	5.3	0.1	12.2
1960-70	4.7	-0.4	11.5
1900-1970	96.4	13.1	168.4

Source: Table 1, U. S. Bureau of Census

As can be seen in Illustration 12, over 50% of the county's total population from 1950 to 1970 lived in the Elizabeth City Township area. This township contains Elizabeth City, which is the only municipality in the county and is also the urban growth center for Region R. Although more than 50% of the population has traditionally lived inside the Elizabeth City township, there has been a trend since the 1950's to construct new housing in subdivisions located on the fringe of the city. This has caused a shift of population away from the Elizabeth City township into the adjacent townships.

Illustration 12

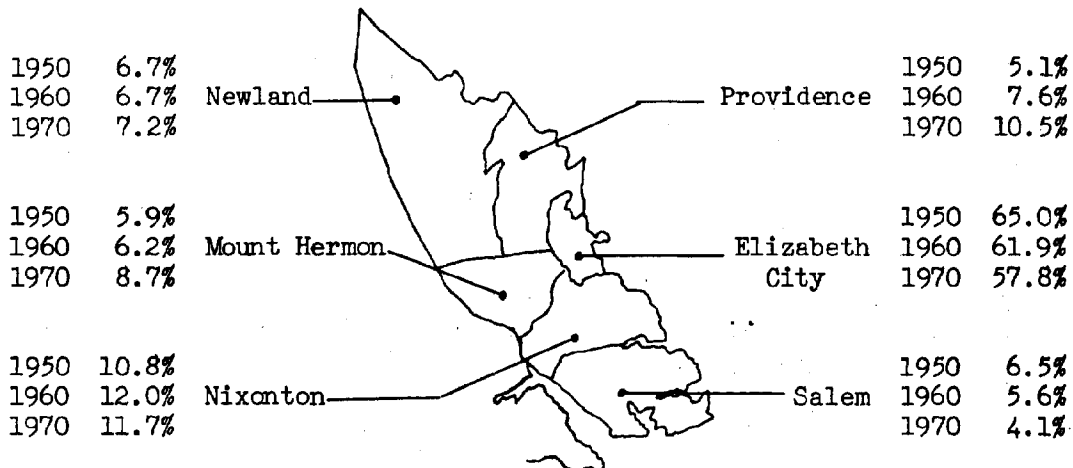
Population by Township
1950 - 1970



Total County Population	1950	24,347
	1960	25,630
	1970	26,824

Illustration 13

Per Cent of Total Population by Township
1950 - 1970



As can be seen in Illustrations 12 & 13, Providence and Mount Hermon townships have experienced the largest increase in population, with Providence increasing from 1,235 people in 1950 to 2,819 people in 1970 which represents an increase of 5.4%. Mount Hermon has increased from 1,434 people in 1950 to 2,352 people in 1970, which represents a 2.8% increase. All of the other townships in the county have experienced an increase in population but at a slower rate than Providence and Mount Hermon, with the exception of Salem township. Salem township has decreased in population from 1,580 people in 1950 to 1,088 people in 1970. Salem township's loss in population may be attributed to the fact that this area is used intensively for agricultural purposes with fewer people needed to operate farms in the area. This has caused people to leave the area or relocate closer to Elizabeth City where non-farm jobs are available.

Table 14

Pasquotank County Age Distribution
1950 - 1970

<u>Age</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>
0-14	7,254 (29.8%)	8,607 (33.6%)	7,744 (28.9%)
15-24	4,398 (18.1%)	3,918 (15.3%)	5,372 (20.0%)
25-34	3,978 (16.3%)	3,095 (12.1%)	2,876 (10.7%)
35-49	4,502 (18.5%)	4,736 (18.5%)	4,380 (16.3%)
50-64	2,695 (11.1%)	3,272 (12.7%)	3,860 (14.4%)
65+	1,520 (6.2%)	2,002 (7.8%)	2,592 (9.7%)
TOTAL	24,347 (100.0%)	25,630 (100.0%)	26,824 (100.0%)

Source: U.S. Bureau of the Census

Table 14 illustrates the fact that the county has been losing people in the 25-49 age group since the 1950 census. This out-migration of the 25-49 age group indicates that people in this age group are not able to find suitable jobs in the area; therefore, people may be out-migrating to find better wages.

Table 14 also illustrates the fact that the 50 to 65 and over age group has experienced an increase during the period from 1950 to 1970. The main reason for this appears to be that, unlike the younger people in the community, the older members of the community tend to be less mobile and are tied to the community by retirement or through family in the area. Also, out-migration of younger people has resulted in an increase in the proportion of older people in the population. Worth noting is

the rather substantial increase in the 15-24 year age group from the number in the 1960 census. Specifically, the number has grown from 3,918 in 1960 to 5,372 in 1970, which represents a 4.7% increase. However, it should be noted that the 0-14 age group has at the same time had a rather substantial decrease from 8,607 people in 1960, which represented 33.6% of the population, to 7,744 in 1970, which represented 28.9% of the population. This is a 4.7% decrease in the number of people in this age group.

Race

Table 15
Distribution of Population by Race

Total Population	Non-Negro	% Non-Negro	Negro	% Negro
26,824	19,314	72.0%	7,510	38.0

Source: 1970 Census

As indicated in Table 15, based on 1970 census information 72.0% of the total County population was non-Negro. 7,510 or 38.0% of the total population were Negro. Without a detail count or census information it must be assumed that this relationship is approximately the same today.

Based on 1970 census information as shown in Table 16, enumeration districts 2 and 20 have the largest concentration of large families of 5 or more people, with 40.7% and 33.2% of all units, in these two districts, coming under this category. ED area 2 is located in Newland Township with ED area 20 being located to the northwest of the Elizabeth City limits. This would indicate that any housing assistance program geared to help large families should be concentrated in these two areas.

ED areas 2,4,6, and 21 each have over 40 per cent of their total units in the 2 person or less category. ED area 27 has over 51% of all units in the 2 person or smaller category.

Table 16

Pasquotank County
Household Size by Enumeration District

ED Numbers	1	2	3	4	5	5B	6	20	21	23	24	26	27	Total
<u>Total Occupied</u>	312	194	464	142	419		333	226	121	346	341	156	164	3218
1 person in unit	29	41	17	8	12		39	14	12	37	30	6	25	
2 persons in unit	87	39	70	59	107		109	50	47	101	59	56	60	
3 persons in unit	81	18	91	31	117		34	31	24	53	100	23	22	
4 persons in unit	44	17	122	12	104		67	56	19	73	54	27	26	
5 persons in unit	27	35	79	6	54		35	26	4	33	44	4	14	
6 persons or more	44	44	85	26	25		49	49	15	49	54	40	17	
<u>Owner Occupied</u>	258	151	364	107	332		261	108	81	255	251		112	2280
1 person in unit	29	24	9	8	0		20	0	6	25	30		15	
2 persons in unit	87	39	62	59	85		98	36	37	84	31		41	
3 persons in unit	59	8	64	22	88		28	5	19	34	83		16	
4 persons in unit	27	14	94	0	94		57	29	14	50	37		26	
5 persons in unit	24	29	67	3	40		22	13	0	25	34		10	
6 persons or more	32	37	68	14	25		36	25	5	37	36		4	
<u>Renter Occupied</u>	54	43	100	35	87		72	118	40	91	90		52	782
1 person in unit	0	17	8	0	12		19	14	6	12	0		10	
2 persons in unit	0	0	8	0	22		11	14	10	17	28		19	
3 persons in unit	22	10	37	9	29		6	26	5	19	17		6	
4 persons in unit	17	3	28	12	10		10	27	5	23	17		0	
5 persons in unit	3	6	12	3	14		13	13	4	8	10		4	
6 persons or more	10	7	17	11	0		13	0	10	10	18		10	

Table 18
Family Income by Township

As shown in Table 17 and 18 Newland Township has the largest concentration of total families with incomes below \$8,000, with 72.8% or 332 families out of a total of 456 families. Providence Township, which is located north of Elizabeth City, has the highest percentage of families with incomes above \$8,000.00; specifically, 447 families out of a total of 793, or 56.4% of all families in this area.

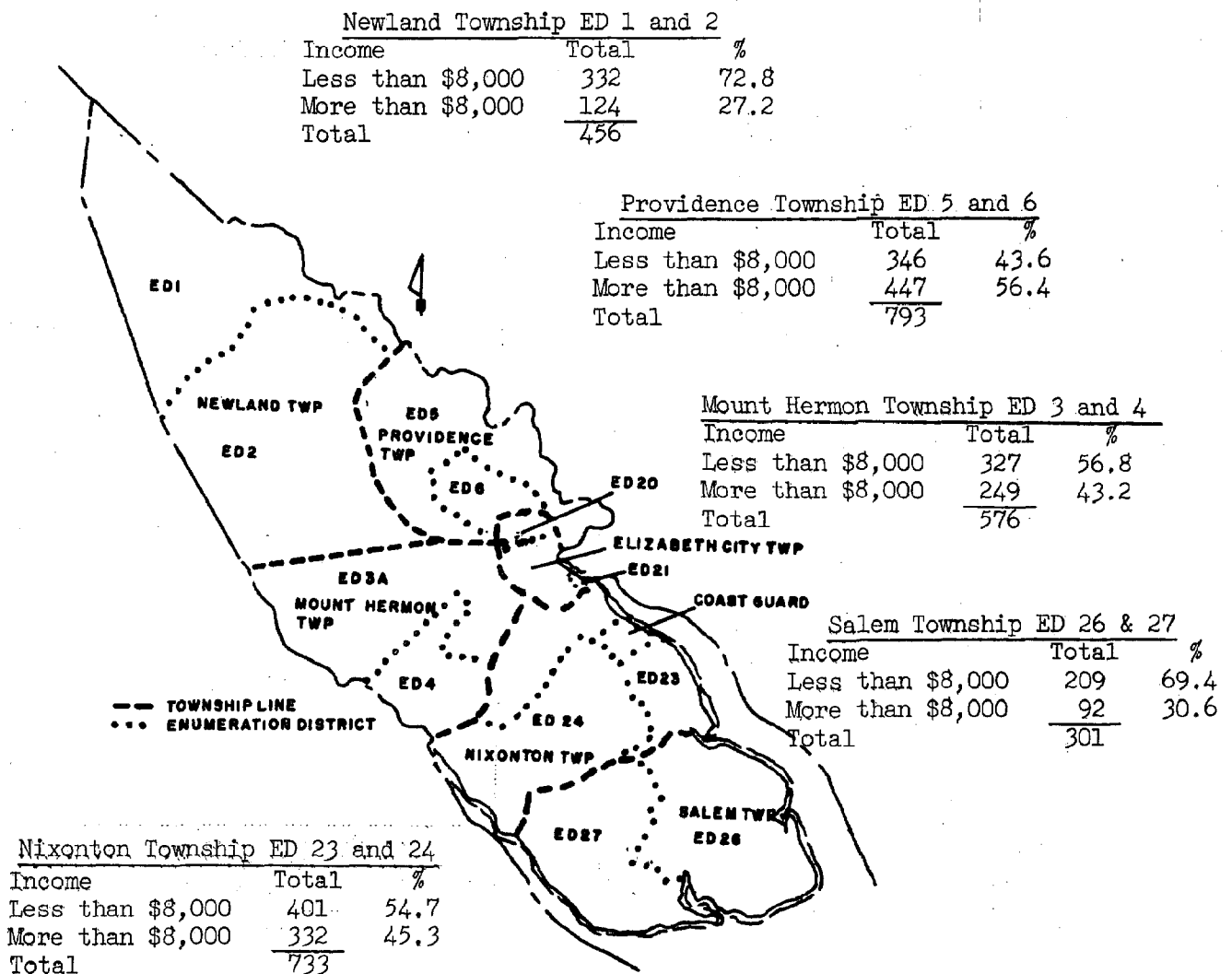


Table 17
Pasquotank County
Family Income Status
Newland Township

	Total	%	White	%	Non-White	%
000 to 999	43	9.4	22	51.2	21	48.8
1,000 to 1,999	35	7.7	18	51.4	17	48.6
2,000 to 2,999	61	13.4	32	52.5	29	47.5
3,000 to 3,999	49	10.7	24	50.0	25	51.0
4,000 to 4,999	30	6.6	4	13.3	26	86.7
5,000 to 5,999	55	12.1	14	25.5	41	74.5
6,000 to 6,999	31	6.8	7	22.6	24	77.4
7,000 to 7,999	28	6.1	14	50.0	14	50.0
8,000 to 8,999	45	9.9	39	86.7	6	13.3
9,000 to 9,999	21	4.6	6	28.6	15	71.4
10,000 to 11,999	23	5.0	23	100.0	-0-	-0-
12,000 to 14,999	22	4.8	12	54.5	10	45.5
15,000 to 24,999	13	2.9	11	84.6	2	15.4
25,000 to 49,999	-0-	-0-	-0-	-0-	-0-	-0-
50,000 and over	-0-	-0-	-0-	-0-	-0-	-0-
Total Township	456	100.0	226	49.6	230	50.4

*Source: Area Data, 1970 Census of Population

PASQUOTANK COUNTY
Family Income Status
Providence Township

	Total	%	White	%	Non-White	%
000 to 999	21	2.6	13	61.9	8	38.1
1,000 to 1,999	12	1.5	12	100.0	-0-	-0-
2,000 to 2,999	10	1.3	10	100.0	-0-	-0-
3,000 to 3,999	31	3.9	28	90.3	3	9.7
4,000 to 4,999	64	8.1	59	92.2	5	7.8
5,000 to 5,999	84	10.6	80	95.2	4	4.8
6,000 to 6,999	46	5.8	42	91.3	4	8.7
7,000 to 7,999	96	12.1	90	93.8	6	6.3
8,000 to 8,999	70	8.8	64	91.4	6	8.6
9,000 to 9,999	88	11.1	88	100.0	-0-	-0-
10,000 to 11,999	114	14.4	114	100.0	-0-	-0-
12,000 to 14,999	101	12.7	101	100.0	-0-	-0-
15,000 to 24,999	52	6.6	52	100.0	-0-	-0-
25,000 to 49,999	4	0.5	4	100.0	-0-	-0-
50,000 and over	-0-	-0-	-0-	-0-	-0-	-0-
Total Township	793	100.0	757	95.5	36	4.5

*Source: Area Data, 1970 Census of Population

PASQUOTANK COUNTY
Family Income Status
Mount Hermon Township

	Total	%	White	%	Non-White	%
000 to 999	3	0.5	-0-	-0-	3	100.0
1,000 to 1,999	42	7.3	30	71.4	12	28.6
2,000 to 2,999	52	9.0	30	57.7	22	42.3
3,000 to 3,999	55	9.5	28	40.9	27	49.1
4,000 to 4,999	24	4.2	20	83.3	4	16.7
5,000 to 5,999	57	9.9	43	75.4	14	24.6
6,000 to 6,999	28	4.9	28	100.0	-0-	-0-
7,000 to 7,999	66	11.5	58	87.9	8	12.1
8,000 to 8,999	83	14.4	78	94.0	5	6.0
9,000 to 9,999	45	7.8	33	73.3	12	26.7
10,000 to 11,999	36	6.3	32	88.9	4	11.1
12,000 to 14,999	57	9.9	57	100.0	-0-	-0-
15,000 to 24,999	19	3.3	19	100.0	-0-	-0-
25,000 to 49,999	6	1.0	6	100.0	-0-	-0-
50,000 and over	3	0.5	-0-	-0-	3	100.0
Total Township	576	100.0	462	80.2	114	19.8

*Source: Area Data, 1970 Census of Population

PASQUOTANK COUNTY
Family Income Status
Nixonton Township

	Total	%	White	%	Non-White	%
000 to 999	7	1.0	-0-	-0-	7	100.0
1,000 to 1,999	18	2.5	10	55.6	8	44.4
2,000 to 2,999	43	5.9	11	25.6	32	74.4
3,000 to 3,999	80	10.9	32	40.0	48	60.0
4,000 to 4,999	48	6.5	21	43.8	27	56.3
5,000 to 5,999	86	11.7	64	74.4	22	25.6
6,000 to 6,999	49	6.7	49	100.0	-0-	-0-
7,000 to 7,999	70	9.5	58	82.9	12	17.1
8,000 to 8,999	71	9.7	60	84.5	11	15.5
9,000 to 9,999	65	8.9	59	90.8	6	9.2
10,000 to 11,999	88	12.0	71	80.7	17	19.3
12,000 to 14,999	19	2.6	15	78.9	4	21.1
15,000 to 24,999	89	12.1	84	94.4	5	5.6
25,000 to 49,999	-0-	-0-	-0-	-0-	-0-	-0-
50,000 and over	-0-	-0-	-0-	-0-	-0-	-0-
Total Township	733	100.0	534	72.9	199	27.1

*Source: Area Data, 1970 Census of Population

PASQUOTANK COUNTY
Family Income Status
Salem Township

	Total	%	White	%	Non-White	%
000 to 999	21	7.0	6	28.6	15	71.4
1,000 to 1,999	25	8.3	6	24.0	19	76.0
2,000 to 2,999	28	9.3	11	39.3	17	60.7
3,000 to 3,999	34	11.3	21	61.8	13	38.2
4,000 to 4,999	36	12.0	18	100.0	-0-	-0-
5,000 to 5,999	13	4.3	6	46.2	7	53.8
6,000 to 6,999	30	10.0	21	70.0	9	30.0
7,000 to 7,999	22	7.3	17	77.3	5	22.7
8,000 to 8,999	18	6.0	16	88.9	2	11.1
9,000 to 9,999	11	3.7	11	100.0	-0-	-0-
10,000 to 11,999	10	3.3	10	100.0	-0-	-0-
12,000 to 14,999	16	5.3	16	100.0	-0-	-0-
15,000 to 24,999	8	2.7	8	100.0	-0-	-0-
25,000 to 49,999	29	9.6	29	100.0	-0-	-0-
50,000 and over	-0-	-0-	-0-	-0-	-0-	-0-
Total Township	301	100.0	196	65.1	105	34.9

*Source: Area Data, 1970 Census of Population

B. Housing Assistance Needs of Current Population

In providing housing assistance to Pasquotank County citizens, the first priority should be to reduce the number of occupied units in the county with inadequate plumbing or that are in dilapidated condition. As discussed earlier, based on 1970 census information there were 209 units in the Newland Township without adequate plumbing, which represented 44.6% of all housing units in that Township. As also discussed earlier, EIC through the Section VIII program has provided assistance to 121 households. The Farmers Home Administration has provided four (4) 502 loans and one hundred forty-three (143) 504 loans, all of which are contingent on the property being brought up to standard. Therefore, it can be assumed that of the original 832 units reflected in Table 5, approximately 268 have been improved through one of the above mentioned programs. Because of the lack of information, the number of units that have fallen into substandard condition or that have been improved is not known; but for estimating purposes it can be said that there is an approximate need to provide assistance to 564 households.

C. Non-Assisted Housing Needs of Current Population

It is generally assumed that in an open market, unassisted housing needs will be met through supply - demand actions of the marketing system and this should remain true in the future.

However, as discussed earlier, the high cost of conventional construction may preclude most families from the single family ownership market; therefore, developers should give serious consideration to condominium development or attractive modular home development.

D. Projections of Population

Ten-Year Population Projection

Pasquotank County's population is projected to grow to approximately 29,500 by 1985. This is from an estimated population of 27,500 in 1975. Of this total increase in population, 1,512 are expected to locate inside the Elizabeth City planning jurisdiction, with approximately 488 locating throughout the county. As pointed out in the Elizabeth City plan and as can be seen here, the bulk of the projected population growth will be locating in the area adjacent to or in Elizabeth City. This estimate is based on OBERS population projections and the detailed Population and Economic Study completed in 1975 by John H. Carson, Professor of Business and Economics, Elizabeth City State University.

5, 10, 25 and 50 Year Population Projections - Table 19

<u>Years</u>	<u>Projection</u>	<u>Population Estimate</u>
1975	Base Year	27,500
1980	5 Years	28,800
1985	10 Years	29,500
2000	25 Years	31,900
2025	50 Years	38,350

The 1975 population estimate is based on interpolation of 1970 census information and 1980 OBERS projections. 1985 and 2025 projections are also based on interpolation of OBERS projections. OBERS projections were felt to be the best information available and because the projections relate to many of the population reports provided by the Lead Regional Organization, Seasonal population was not available locally. Although the Water Resource Management Study completed by William F. Freeman Associates did have some seasonal population information, it did not cover the Pasquotank County area.

Long-term Projections and Desires of the People

In an effort to determine the desires of citizens concerning population growth, particularly during the ten-year planning period, the Advisory Board included a question pertaining to growth on the planning questionnaire. Both adults and high school seniors were given an opportunity to indicate what their preference was. Specifically, 1,088 adults responded with 41.5% indicating a desire for a small increase in population. Of the 89 high school seniors, which represents approximately 1/3 of the senior class, 24.7% indicated a desire for a small increase in population, with 37.1% preferring to remain the same size and 36.0% desiring a substantial increase in population. With these results in mind the following information was presented to the Board of County Commissioners to determine the desires of the citizens pertaining to population growth. This was done based on the fact that the questionnaire results did not indicate a clear consensus of opinion and it was felt the determination should be made by the elected officials of the county.

Pasquotank County Desired Population

In your opinion which of the following should the county adopt as its goal for county population growth during the next ten years?

Questionnaire Responses

	<u>Adults</u>	<u>High School Seniors</u>
Remain the same size	19.5%	37.1%
Small Increase	41.5%	24.7%
Substantial Increase	33.0%	36.0%
Reduce Population	5.1%	2.2%

Past Population Trends 1900 - 1970 (Table 20)

<u>Years</u>	<u>Population</u>	<u>People</u>	<u>% Increase</u>
1900-1910	13,660 to 16,693	3,033 Increase	22.2%
1910-1920	16,693 to 17,670	977 Increase	5.9%
1920-1930	17,670 to 19,143	1,473 Increase	8.3%
1930-1940	19,143 to 20,568	1,425 Increase	7.4%
1940-1950	20,568 to 24,347	3,779 Increase	18.4%
1950-1960	24,347 to 25,630	1,283 Increase	5.3%
1960-1970	25,630 to 26,824	1,194 Increase	4.7%

1970	26,824 People	
1920	<u>-17,670 People</u>	
	9,154 People	51.8% Increase

Projected Population 1970 - 2020 50 Years

<u>Years</u>	<u>Population</u>	<u>People</u>	<u>% Increase</u>
1970-1980	26,824 to 28,800	1,976 Increase	7.4%
1980-1990	28,800 to 30,800	2,000 Increase	6.9%
1990-2000	30,800 to 33,000	2,300 Increase	7.5%
2000-2010	33,000 to 35,700	2,700 Increase	8.2%
2010-2020	35,700 to 37,700	2,000 Increase	5.6%
	2020	37,700 People	
	1970	<u>-26,824 People</u>	
		10,876 People	40.5% Increase

Estimated Housing Units

1970-1980	612 Units	1970 Census 8,662 Year-round
1980-1990	619 Units	Housing Units
1990-2000	712 Units	1970 Census 3,229 Persons Per
2000-2010	836 Units	Household
2010-2020	619 Units	3,368 * New Households During the
		Next 50 Years

The County Commissioners felt after reviewing the information listed above that the 40.5% increase during the period from 1970-2020 represented a small increase in population in relation to the previous 50 years to 1970. During that period the county had increased in population by 51.8%. They also determined that the population projections were consistent with the desires of the majority of the people.

Based on the Land Use Study prepared by DNER in 1974, there were approximately 123 structures built on the lots created in the subdivisions developed during the period of 1966 to May, 1974. Based on a field survey conducted during the latter part of April, 1976, it was found that of the 28 lots developed during June, 1974, through December, 1975, only four houses and two mobile homes had been constructed or located on the lots. This is a total of approximately 129 developed lots of a potential 727 lots. All of the potential lots for development will come under the health department regulations concerning septic tanks and also many of the lots have just come under the recently adopted Federal Flood Insurance Program.

E. Assisted Housing Needs of Projected Population

Assisted housing is the most crucial element in the preparation of plans for future housing needs. If it is true that non-assisted housing needs will be met by the competitive housing market, it is equally true that assisted housing will be ignored by the market. It is imperative that government plan for assisted housing; for without government programs and impetus a large segment of our population will continue to be ill-housed.

As shown in table 19, the 1980 population projection calls for a population of 28,800 which is 1,300 people more than the 1975 base year estimate used in the CAMA Land Use Plan. As shown in Table 20, this would require approximately 612 housing units between 1970 and 1980. As discussed earlier, Pasquotank County has a present need to provide assistance to 564 units, which assistance will be required beyond the 1980 population projection period. It can be assumed that any structures built in the county between 1978 and 1980 will be in standard condition and will not require assistance to bring them up to standard. As discussed earlier, without a detail housing inspection it is impossible to determine how many homes have fallen into disrepair or have been improved since the 1970 census information was compiled.

F. Non-Assisted Housing Needs of Projected Population

Non-assisted housing needs, as discussed earlier, is usually considered to regulate itself through market demand. As shown in table 20, the population projection between 1970 and 1980 calls for an increase of 1,976 people. If the 1970 census figure of 3,229 people per household is used, this population increase indicates an estimated need for an additional 612 housing units during the ten year period. It must therefore be assumed that most of these new households will not require assistance, and housing or mobile homes will be available to meet their housing needs.

IV. Housing Goals and Objectives

As indicated earlier in this report, the primary effort in confronting housing needs is the establishment of a systematic approach and effort in addressing the problem. The first step is the development of local goals, objectives and implementation activities. This can best be done by establishing broad goals, based on needs, and then having obtainable annual objectives that the County Commissioners can anticipate reaching. The primary objective should be the provision of decent safe and sanitary housing.

Broad Goals/Annual Objectives Pasquotank County

A. Work toward the elimination of substandard housing in the County.

Annual Assessment		
<u>Met Objective</u>	<u>Did Not Meet Object.</u>	
(1) ()	(1) ()	(1) Have Farmers Home Administration Office hold a public meeting to discuss 502 and 504 Grant & Loan program
(2) ()	(2) ()	(2) Have representative from Economic Improvement Council hold a public meeting to discuss Section VIII Housing program.
(3) ()	(3) ()	(3) Have Extension Service office provide information to members on both the Farmers Home program and Section VIII program.
(4) ()	(4) ()	(4) Apply for CD Block Grant funds for Roanoke Avenue Area.
(5) ()	(5) ()	(5) Increase the number of houses being assisted through the Section VIII program.
(6) ()	(6) ()	(6) Discuss with the Economic Improvement Council the possibility of getting new construction Section VIII Housing Units and apply if they are available.
(7) ()	(7) ()	(7) Have county building inspector conduct a survey of existing sub-standard structures in the county. Prepare map showing location and determine owner of property to encourage the upgrading of its condition through one of the above mentioned programs.

B. Encourage the preservation and upkeep of existing housing stock.

(1) Adopt the State Building Code.

Annual Assessment

(2) Provide information to citizens concerning the FmHA 502 and 504 programs.

Met Objective	Did Not Meet Objective
---------------	------------------------

(1) ()	(1) ()
---------	---------

(2) ()	(2) ()
---------	---------

C. Work toward the preservation of historic properties as a cultural and housing resource.

(1) Apply for a properties historic inventory grant from the N.C. Department of Cultural Resources.

(1) ()	(1) ()
---------	---------

(2) ()	(2) ()
---------	---------

(2) Complete inventory of historic properties if inventory grant is received,

(3) ()	(3) ()
---------	---------

(3) Have a public meeting to discuss the results of the inventory and to make citizens aware of the tax benefits available for preservation and restoration of historic properties.

V. Meeting Housing Needs

A. Strategies for meeting housing needs

The primary strategy for meeting current and future housing needs will be through the efforts of the Community Development Program presently underway. This is the best way to address the most critical housing needs in the County. Also, the Section 8 program through the Economic Improvement Council is another way to make available decent housing, and the County will continue to utilize and improve efforts in this program. Informing citizens of the FmHA 502 and 504 program will also be emphasized.

B. Implementation Activities

1. Programs

a. Community Development (Roanoke Avenue CD Program 1978-79, see map)

The Roanoke Avenue Community Development Program which was funded this year is providing the County the opportunity to have a significant affect on improving housing conditions. This year's program anticipates relocation of 18 families into standard housing through the CD relocation benefits. Thirteen existing homes in the area are scheduled for rehabilitation assistance to bring these homes up to standard condition. After redevelopment of the area, thirteen (13) standard lots would be available for new home construction.

b. Small Cities CD (Phase II CD Program 79 - 80) (See Map)

The Small Cities CD application, which was not funded this year, will be resubmitted for consideration in December, 1978. This program calls for continued work in the Roanoke Avenue area. Specifically, 18 families would be assisted in finding standard housing through the relocation benefits. Thirty-one structures are scheduled for rehabilitation through rehabilitation loans or grants.

c. Section 8 Housing Program

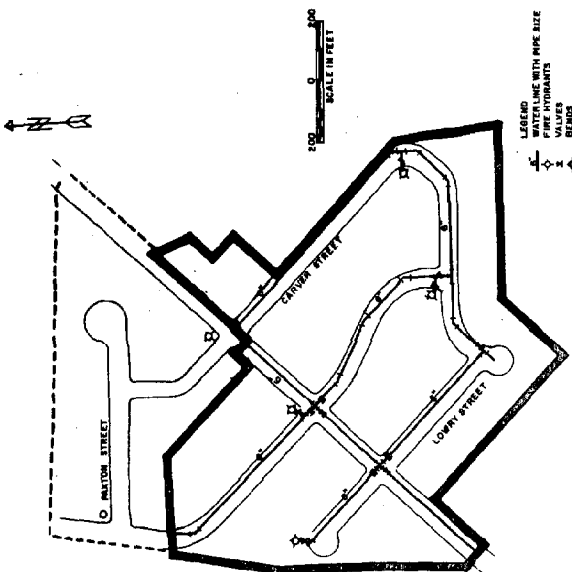
As discussed earlier, 121 existing units have been placed under this program as of April of this year. The county will continue to work with EIC in providing assistance to families in need through this program.

d. Farmers Home Administration Section 502 & 504

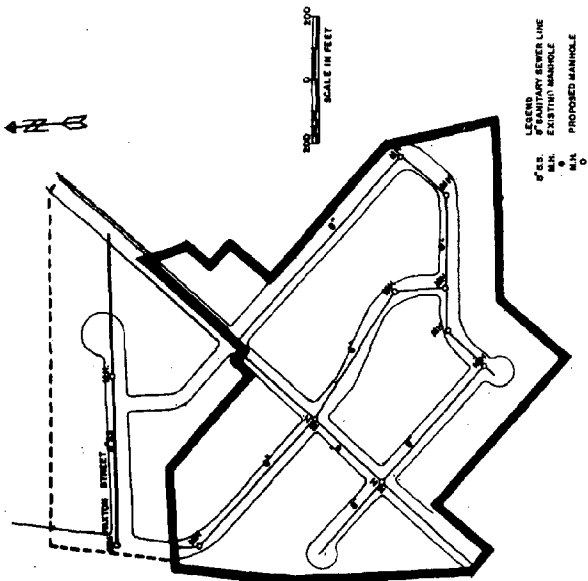
Have public meeting to inform citizens on this program.
Encourage citizens to use program to improve their living conditions.

2. Program Evaluation Criteria

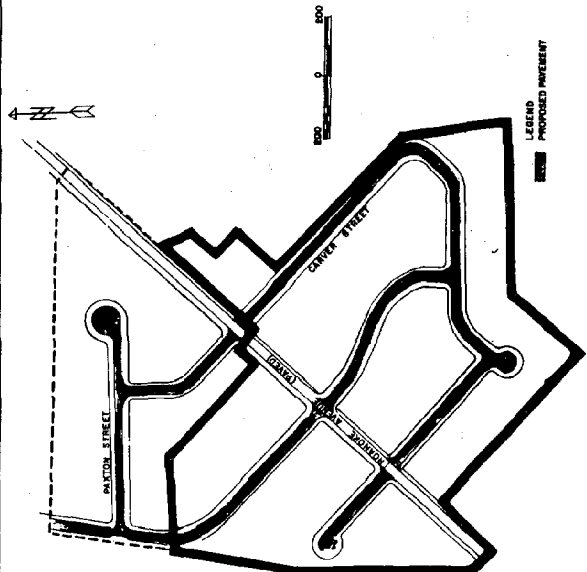
To insure that the broad goals and annual objectives adopted by the County Commissioners are being addressed, the Commissioners will make an annual assessment of annual objectives established during the previous year. This assessment will determine if the annual objectives were met or if progress is being made, using the check list provided in the goals and objectives section.



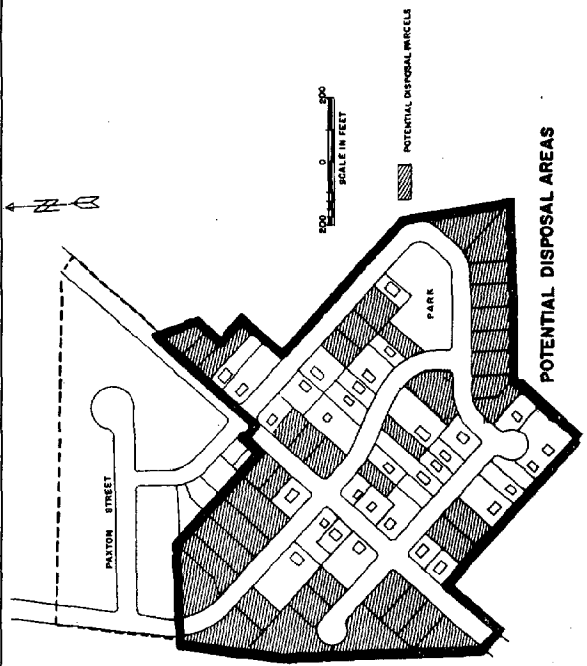
PROPOSED WATER LINES



PROPOSED SANITARY SEWER



PROPOSED STREETS



POTENTIAL DISPOSAL AREAS

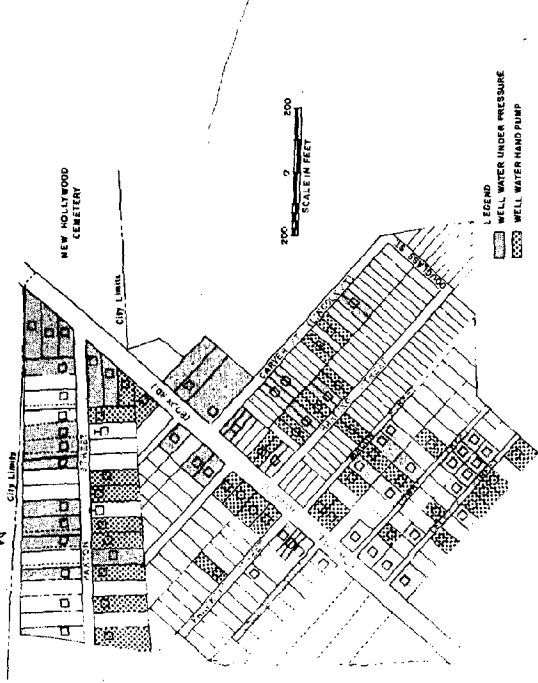
PROPOSED ACTIVITIES MAP

SMALL CITIES GRANT
PRE APPLICATION
PASQUOTANK COUNTY, NORTH CAROLINA

Prepared by HOWARD T. CARPIS & ASSOCIATES, ELIZABETH CITY, N.C.

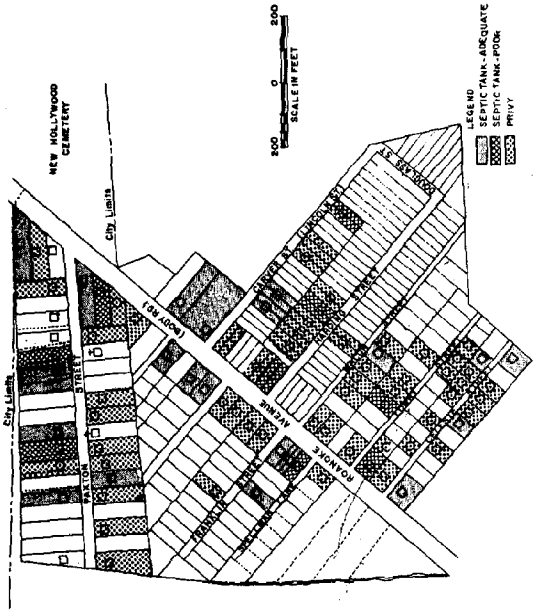
Note:
Proposed utility lines are for estimating
purposes only.

EXISTING CONDITIONS MAP

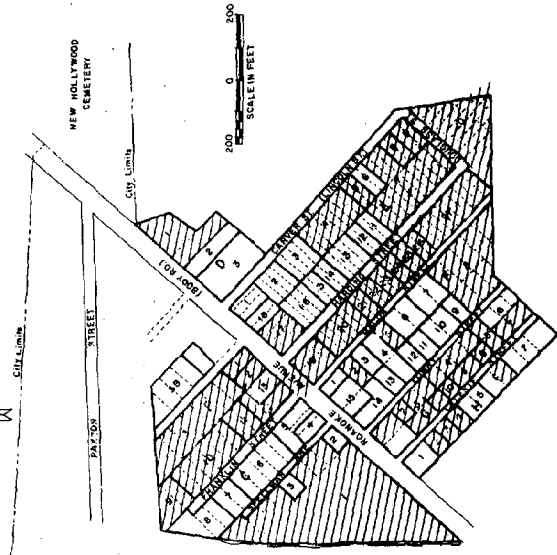


Existing Water And Sewer Facilities Information Based On A Field Survey Conducted By The Health Department And Planner In November 1975

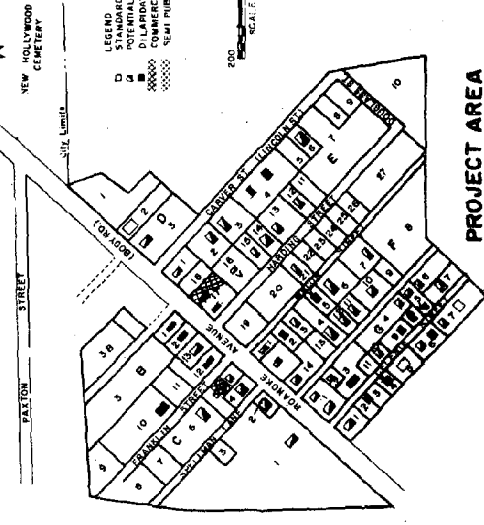
EXISTING WATER FACILITIES



EXISTING SANITARY SEWER FACILITIES



PROPOSED LAND ACQUISITION



PROJECT AREA

Howard T. Cepps & Associates
landscape architect-planning consultant
Elizabeth City, N.C.
A.S.L.A. Assoc. A.I.P.

SMALL CITIES GRANT
PLANNING ACTION
PASQUOTANK COUNTY, NORTH CAROLINA

VI. Citizen Participation

AS part of the Coastal Area Management Land Use Planning process during 1974 through 1976, citizens were given an opportunity to indicate their concerns for the impact of housing and other development on the natural environment. The results of this citizen participation effort are discussed in detail in the Pasquotank County Land Use Plan and Land Use Plan Synopsis. A copy of the plan is available for public inspection at the County Manager's office, located in the County Courthouse. In April and May of this year the Pasquotank County Board of Commissioners held two public hearings at which time citizens were provided the opportunity to discuss housing needs. They were also given an opportunity to make recommendations on how future Community Development funds should be used.

VII. Environmental Assessment

Pasquotank County remains a predominantly rural and agricultural oriented area with large portions of the county under cultivation and in forestry. Along both the Little and Pasquotank River, small and large residential and second home development has or is taking place. Glen Cove, which is located on the Pasquotank River south of Little Flatty Creek, is primarily a vacation home development with 229 lots platted and 30 lots actually developed. Albemarle Shores is a large development that was begun several years ago and not completed. Dance's Bay, located on the Little River north of Symonds Creek, has 63 lots platted with 2 presently developed. Small Acres located south of Symonds Creek has 50 lots with 8 developed. Little River Retreat consists of 16 parcels with none developed. Most of the non-residential/non-agricultural land users are located within the Elizabeth City planning jurisdiction with the exception of areas along U. S. 17 north and south of the city and scattered commercial businesses throughout the county.

The CAMA Land Use Plan identified physical limitations for future development such as fragile areas, estuarine waters, public trust waters, coastal wetlands and areas with resource potential.

All of the information should be helpful in guiding future residential and other development to insure that there will be as little adverse effect on the environment as possible. For detailed information on the natural environment of Pasquotank County, a copy of the CAMA Land Use Plan is available for review at the County Manager's office at the County Courthouse.

Impact of Proposed Act Outlined in Housing Element

All of the actions discussed in this document are proposed and intended to have a positive impact upon either the natural or man-made environment. However, in action such as the Community Development program a detailed environmental analysis is required and has been completed on the County's current project.

This detailed Environmental Review Record is available in the office of the County Manager or the Community Development Administrator's office. Safeguards against unnecessary adverse effects are also called for under the Coastal Area Management Act of 1974, and under state and regional clearinghouse procedures.

Environmental Impacts Identified

Through implementation of the housing element goals and objectives, residents of the area will be able to upgrade their living conditions through community development, Section 8 housing and other activities. The residents of the area will benefit from an improved urban environment. Energy consumption can be expected to be reduced by construction of new homes and improvements to existing homes which will replace substandard homes, which in most cases are inadequately insulated.

Environmental Impacts Identified

Through implementation of the housing element goals and objectives, residents of the area will be able to upgrade their living conditions through community development, Section 8 housing and other activities. The residents of the area will benefit from an improved urban environment. Energy consumption can be expected to be reduced by construction of new homes and improvements to existing homes which will replace substandard homes, which in most cases are inadequately insulated.

Environmental Impacts Anticipated

Water Quality - Any erosion caused by construction activities should be minor and temporary. Land clearing should be according to state erosion control standards and all cleared areas should be reseeded as quickly as possible to minimize any erosion that may take place.

Noise - The construction or rehabilitation of homes as discussed in the document will require the operation of construction equipment which may be an annoyance to residents of the area effected. However, this potential annoyance will be short-term and will be offset by the long-term permanent improvements to the community.

Air Quality - During demolition of substandard structures or during construction work additional dust particles can be expected in the air. These activities will be short in duration and will be offset by long term improvements to the living environment of Pasquotank County.

Natural Environment - Proposed activities will not adversely affect plant life, wildlife or waterfowl. There are no actions planned that would adversely impact on archeological or geological sites.

Adverse Environmental Effects Which Cannot Be Avoided

Any adverse environmental effects which may be created through implementation of stated goals and objectives would be localized and short-term resulting from construction activities.

Interests and Considerations Offsetting Any Adverse Environmental Effects That May Occur

Any adverse environmental effects caused by implementation of stated goals and objectives would be negligible. Benefits created for residents of the community would more than offset any short-term environmental impacts which may result.

VIII. Historic Preservation Assessment

At the present time there are two structures within the county that are listed on the National Register of Historic Places.

The Morgan House, which is located just south of Morgan's Corner on the north side of U.S. 17-158 across from the junction with State Road 1352. The structure was built in circa 1825. It has an impressive temple-form frame house, three bays wide, with pedimented entrance porch with fan light in main pediment. The home also has very handsome interiors. The property is privately owned. (See enclosed map for location)

The Old Brick House, which is located at 182 Brick House Lane. The structure was built in circa 1747. The one and one-half story frame structure is five bays wide with five dormers and brick ends. It also has good Georgian interior woodwork. The house is privately owned. (See map for location)

In addition to the two structures listed above, Pasquotank County has the following structures or sites that have local significance and in some cases state interest.

1. Stephen B. Weeks Marker

Location - State Road 1197 about 100 yards to the right of the intersection.

Significance - Dedication to this noted educator, historian and editor.

2. Hall's Creek Methodist Church

Location - Hall's Creek State Road 1140.

Significance - 1827. Temple formed "T" shaped frame building with pedimented stoop.

Ownership - Private.

3. First Grand Assembly of Albemarle - Monument

Location - State Road 1140, near the left side of Hall's Creek Church.

Significance - February 6, 1665. The site where the first Grand Assembly met under an oak tree. Here was the beginning of representative government in North Carolina.



THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A PLANNING GRANT
FROM THE COASTAL PLAIN REGIONAL COMMISSION ADMINISTERED BY THE NORTH CAROLINA
DEPARTMENT OF NATURAL AND ECONOMIC RESOURCES.

ELIZABETH CITY 8-75

76°07'31" W
36



4. Lowe House

Location - Hall's Creek vicinity.

Significance - Circa 1835. One-story frame house with exterior end chimney and gable roof that extends over the porch.

Ownership - Private.

5. Brooks Cottage

Location - Nixonton.

Significance - SI*. Circa 1810. Coastal cottage with broad sweeping gable roof that extends over a porch. Judge George Williams Brooks, a prominent jurist, was born here.

Ownership - Private.

6. Nixonton

Location - Junction of State Roads 1140 and 1100.

Significance - First incorporated community in Pasquotank County.

7. Yarbrough - Nash Home

Location - Nixonton, State Road 1140 (on right at the water).

Significance - Pre-revolutionary house built with upstairs windows in the roof and very low ceilings in the upper floor. "H" and "L" hinges, the cross in the upper panels of the door, and lower panels representing the open Bible are in the interior doors.

Ownership - Private.

8. The River House (Old Customs House, Lane House)

Location - Nixonton.

Significance - SI Circa 1745. Coastal frame cottage. Three bays wide with gable roof that extends over a porch on the front. Quaker plan. Woodwork of the downstairs rooms is now preserved in the North Carolina Collection at the University of North Carolina. Reportedly used as a customs house.

Ownership - Private.

9. Blackstock - Dance House

Location - Nixonton.

Significance - SI. Circa 1825. Large two-story frame Federal house with exterior and chimneys and a one-story wing. Interior has wainscot and paneling.

Ownership - Private.

10. Morris House

Location - Nixonton.

Significance - SI Circa 1750. Oldest section is a frame house with a gambrel roof with end chimney and porch across the front. Right-hand section of the house is a two-story Federal with exterior and chimney.

Ownership - Private.

11. Whidbee-Riddick House

Location - Nixonton.

Significance - SI. Circa 1830. Large two-story frame Federal house with pedimented stoop over right bay.

Ownership - Private.

12. Symonds Creek Community

Location - Symonds Creek. State Road 1100.

Significance - Circa 1670. The site of a small settlement established by the Quakers.

13. Site of the First Public School

Location - Near Nixonton. State Road 1100.

Significance - 1705. Charles Griffin, a lay reader of the Church of England established this school and operated it as the first public school in North Carolina.

14. Site of the First Meeting House in North Carolina - Monument

Location - Near Nixonton. State Road 1100.

Significance - 1705. The building was erected by the Religious Society of Friends in North Carolina. It was used until the 1850's when it was closed due to the westward movement of the Quakers.

15. Shannonhouse - Lamb House (Shannonhouse - Lamb - Markham - Small)

Location - Boyd's Neck vicinity. State Road 1118 (Dry Ridge Road).

Significance - Circa 1830. Two-story frame Federal house, three bays wide with exterior and chimneys and shed porch.

Ownership - Private.

16. Shannonhouse - Lister House

Location - Boyd's Neck.

Significance - 1816. Large two-story frame Federal house with one-story wing. Shed roof over porch.

Ownership - Private.

17. Union United Methodist Church

Location - Flatty Creek. State Road 1103.

Significance - SI 1826. Temple-form frame building with an enclosed pedimented porch. An addition of two stories and a belfry was made after the turn of the century. Oldest Methodist congregation in the county.

Ownership - Private.

18. The Perkins-Creecy Family Burial Plot

Location - Near Lister's Corner. State Road 1103. Beyond Union United Methodist Church.

Significance - Here rests the beloved Richard B. Creecy, Jr. the last of the Old Albemarle Schoolmasters.

19. Cartwright - Fletcher House

Location - Below Weeksville, State Road 1104 (Sound Neck Road)
Significance - Circa 1830.
Ownership - Private.

20. Cartwright - Small - Madre House

Location - Below Weeksville, State Road 1104 (Sound Neck Road)
Significance - Circa 1840. Built by John Cartwright.
Ownership - Private.

21. Old Kehukee Primitive Baptist Church

Location - Below Weeksville, State Road 1104 (Sound Neck Road)
Significance - Organized in 1790, the building was built in 1832 and has the original pews and pulpit stands.

22. Lowry Home

Location - Below Weeksville, State Road 1104 (Sound Neck Road)
Significance - The west wing of the Lowry House was built about 1825. The old doors are made in the form of a cross and the upstairs has the original floors and doors with their unusual hinges and locks.

23. Freshwater House

Location - Below Weeksville, Harvey Mill Road
Significance - Circa 1830 by Thaddeus Freshwater.
Ownership - Private

24. Salem Baptist Church

Location - Below Weeksville, State Road 1102
Significance - Organized in 1790, Salem Missionary Baptist Church was erected in 1803 and was constructed by using timber from the original church.

25. New and Old Weeksville

Location - Weeksville. These two hamlets merge at the head of the New Begun Creek.
Significance - Old Weeksville, the western section, was called New Begun Village and was settled by the Quakers as early as 1670. Weeksville was named for the James Elliott Weeks family, following the Civil War.

26. Site of the Oldest Land Deed in North Carolina - Monument

Location - Weeksville. On the grounds of Weeksville Elementary School.
Significance - The Deed dates September 26, 1660, from Indian King Kiscutanewh for Pasquotank property.

27. St John's Episcopal Church

Location - Weeksville.

Significance - SI. 1880. Country Gothic Revival church with a turreted bay. The church was deconsecrated in 1929, and the stained glass windows were moved to Christ Church, Elizabeth City.

Ownership - Private. (Building is in very poor condition)

28. Griffin - Perry - Markham - Small House

Location - Weeksville. State Road 1116.

Significance - Circa 1750. Built by James Griffin, who later participated in the Revolutionary War. This house contains several beautiful pieces of antique furniture. "Floor to ceiling bubble glass windows" grace the living room.

29. New Begun United Methodist Church

Location - Weeksville. State Road 1100.

Significance - Organized circa 1790. The present building was erected in 1827. One of the original lamps has been electrified and can be seen hanging in the vestibule of the church. The old Slave Gallery still exists. Also, in the vestibule is the Old Communion Set, including the Silver Chalices, the wine pot and bread trays.

30. Davis - Brothers - Sherlock - Berry House

Location - Weeksville. State Road 1100.

Significance - 1840. It has considerable local history, including a murder over a trifle, to-wit, argument over the county precinct registration books. There are "floor to ceiling" windows in the living room.

31. Former Naval Air Facility (Westinghouse Electric Company)

Location - Near Weeksville, NC 168.

Significance - A blimp base in World War II, the buildings are the largest wooden hangers in the world, standing over 200 feet high.

32. Broomfield. First Courthouse Site (IXL Furniture Company)

Location - Broomfield. On New Begun Creek, N.C. 168

Significance - Circa 1718. The site of the first court house built in Pasquotank County.

33. U. S. Coast Guard Air Base

Location - Below Elizabeth City.

Significance - August, 1940. The largest Coast Guard aviation complex in the world. By 1942, it served as a training base for Army and Navy personnel and provided a coastal patrol. In 1966, it assumed the responsibilities of air station in Argentina, Newfoundland, and Bermuda. The primary mission today is search and rescue with an equal amount of activity in the area of logistics, presently operating eight C-130 Hercules transports and three HH-52A amphibious helicopters. Other missions include participation in the International Ice Patrol,

oil pollution patrols, and aids to Navigation monitoring flights,
a facility which is the only one of its kind in the Coast Guard.

34. Hollowell House (Bayside Plantation)

Location - Weeksville vicinity. N.C. 168.

Significance - SI. Circa 1856. Two-story frame Federal house with shed porch. The first soybeans in the United States were grown here, brought over from Japan.

35. John Evans House

Location - Newland.

Significance - Circa 1840. Large, two-story frame house with steep gable roof and exterior end chimneys. Double hip-roofed porch has bracketed posts.

Ownership - Private.

36. Grey - Harris House

Location - Newland.

Significance - Circa 1820. Two-story frame Federal house with gable roof, a pair of chimneys on the left exterior end and a shed porch.

Ownership - Private.

37. Hughes - Etheridge House

Location - Newland.

Significance - Circa 1840. Two-story frame house, five bays wide with shed porch.

Ownership - Private.

38. Temple-Eason House

Location - Newland.

Significance - Circa 1840. Two-story frame Federal house with exterior end chimneys, gable roof, and shed porch. The left wing of the house is quite long in proportion to the main section of the house.

Ownership - Private.

39. Nancy White Cottage

Location - Newland.

Significance - Circa 1840. Coastal cottage with shed room on left front end of porch.

Ownership - Private.

40. White - Jackson - Carver House

Location - Newland.

Significance - Circa 1850. Large two-story frame house with a pair of chimneys on the pedimented end of the house, with a window between the chimney stacks in the pediment. The hip-roofed porch is a graceful feature of the four-bay house.

Ownership - Private.

41. Williams - Davis House

Location - Newland

Significance - Circa 1840. Two-story frame Federal house with gable roof and exterior end chimney. Shed porches on three sides. The front porch has bracketed posts that give an arched effect.

Ownership - Private.

42. Nixon Williams House

Location - Newland.

Significance - Circa 1830. One-and-one-half story coastal cottage with gable roof and dormers and exterior end chimneys.

Ownership - Private.

43. Museum of the Albemarle

Location - U.S. 17 SW of Elizabeth City.

Significance - Established in May, 1967, to house historical relics.

44. Eason House

Location - U.S. 17 near Perquimans County Line.

Significance - Circa 1835. Two-story frame Federal house with shed porch and archaic exterior end chimneys.

Ownership - Private.

45. Bright House

Location - Okisco.

Significance - SI. Circa 1850. Two-story house with exterior end chimney and shed addition. Contemporary barn.

Ownership - Private.

46. Munden House

Location - Okisco.

Significance - SI. Circa 1850. Two-story frame house with shed additions, exterior end chimneys and a gable roof extending over a double porch.

Ownership - Private.

47. Casine Wood House

Location - Okisco.

Significance - SI Circa 1830. Coastal cottage with exterior end chimneys and gable roof extending over porch.

Ownership - Private.

Sources: "An Appraisal of Potential for Outdoor Recreation," Soil Conservation Service, Pasquotank County, North Carolina, September 1972.

Land Use Study of Pasquotank, North Carolina, by John McGarrity.
Department of Natural and Economic Resources, Washington, N.C.

Museum of the Albemarle. Tour Guide Booklet. Elizabeth City,
North Carolina

Pasquotank County List from the State Plan for Historic Preservation, 1974. State of North Carolina, Department of Cultural Resources, Archives and History, Raleigh, N.C.

Dr. Ed Hendricks, Visiting Director, Museum of the Albemarle,
Elizabeth City, North Carolina

* SI - of State Interest

COASTAL ZONE
INFORMATION CENTER

